Chigwell PARISH COUNCIL

MEETING OF THE
PLANNING COMMITTEE

Date: Thursday 26 November 2026
Time: 6.00pm
Location: Parish Offices Hainault Road, Chigwell, IG7 6QX

Members are hereby **SUMMONED** to attend the above meeting
to transact the following business.
Members are respectfully reminded that each item of business should be carefully examined, with any pecuniary and non-pecuniary interests duly declared.

Members to be present:

Cllr. Elliot Costa (Chair)	Cllr Celina Jefcoate (Vice Chair)
Cllr. Osman Ali	Cllr Tosin Amuludun
Cllr Jamie Braha	Cllr Lorraine Clarke
Cllr Lisa Morgan-Skingsley	Cllr Erika Skingsley
Cllr Debby Rye	Cllr Faiza Rizvi

Clerk to the Council and Proper Officer: Jason Selvarajah MSc

Members of the press and public are invited to attend this meeting. Members of the Public and Councillors are asked to **NOTE** that in accordance with Standing Orders 3 (i) and the Local Government Transparency Code 2015, photographing, recording, broadcasting, transmitting or otherwise reporting the proceeding of a meeting may take place.

Councillors are asked to **NOTE** that in the exercise of their functions, they must take note of the following: equal opportunities; crime and disorder; human rights; health and safety and biodiversity

Jason Selvarajah MSc

Clerk and Proper Officer to the Parish Council Date: 20 November 2026

AGENDA

1. ✋ **APOLOGIES FOR ABSENCE**

2. OTHER ABSENCES

3. DECLARATIONS OF INTEREST

Members are asked to declare any Interest or Disclosable Pecuniary Interest which they may have in any of the items under consideration at this meeting. See notes at the end of the Agenda

4. ✋ **MINUTES**

To receive and confirm the minutes of the meeting held 12 November 2026 (**APPENDIX 1**) as an accurate representation of what took place

5. PUBLIC PARTICIPATION

To **NOTE** any representations made by members of the public with regard to Planning Applications due to be considered by the Parish Council.

There is a time limit of 2 minutes per speaker (unless there is only one speaker when the limit is 3 minutes); no more than 15 minutes shall be allocated to this item except at the discretion of the Chairman of the Meeting. At the Chair's Discretion Public Participation on the above terms may be permitted ahead of each application below at about which the public wish to make representations.

To **CONSIDER** the following applications received for the weeks ending 6 and 13 November 2026

6. ✋ **EPF/1980/26 - 14, Grange Crescent, Chigwell, IG7 5JB**

Loft conversion with a rear dormer. Three front rooflights.

To note:

Officer Advisory - The application proposes a loft conversion with a substantial flat-roofed rear dormer and three front rooflights. Whilst a loft conversion is reasonable in principle, the proposed dormer extends across almost the full width of the roof and appears rather bulky and out of keeping with the existing pitched roof. A smaller, more sympathetic design may be preferable. The front rooflights raise no particular concern. The proposed elevations also show the garage door being replaced by a bay window, although this is not included in the application description and the floor plans still show a garage. This discrepancy should be clarified, particularly regarding any loss of parking provision.

Planing HIstory;

EPF/1979/26
6 meters rear extension - **PRIOR APPROVAL NOT REQUIRED**

7. ✋ **EPF/2105/26 - Westside, Grove Lane, Chigwell, IG7 6JD**

Front, rear and side extension.

To Note:

Officer Advisory - The previous application, EPF/1315/26, was refused because the proposed two-storey side extension was considered excessively large, overbearing and harmful to the character of the area, contrary to Policy DM9. The revised scheme reduces this element to a single storey, which addresses the principal concern. However, the extension still adds approximately 9.4m to the southern flank elevation, and the overall development represents a nearly 40% increase in floorspace. Whilst the reduction in height is welcome, concerns remain about the cumulative scale and bulk of the development, particularly when viewed from the adjoining access roads and neighbouring properties. The Council should be satisfied that the previous reasons for refusal have been adequately overcome.

Planning History:

EPF/1315/26
Front, rear and side extension to existing detached dwelling - **REFUSED (PLANNING OFFICER REPORT - APPENDIX 2)**

Officer report: [to be added]

8. ✋ **EPF/1945/26 - 239, The Barn, Lambourne Road, Chigwell, IG7 6JB**

Loft conversion including ridge raise with rear dormer and front roof lights.

The proposal involves raising the existing roof ridge, installing a substantial flat-roofed rear dormer measuring 7.2m wide and adding front rooflights. Whilst a loft conversion is reasonable in principle, the raised ridge and large dormer would significantly alter the proportions and appearance of the dwelling. The proposed roof height increase is not clearly quantified, and the dormer could appear bulky and potentially overlook neighbouring properties. Although the street-scene drawings suggest the increased height would not be out of keeping with neighbouring buildings, the overall scale of the alterations raises concerns under Policy DM9.

9. ✋ **EPF/2127/26 - 92, Lechmere Avenue, Chigwell, IG7 5EU**

Front infill extension and porch, additional side window. Single storey rear extension, loft conversion with rear dormer and Juliet balconies and incorporation of additional land into domestic curtilage

To Note:

Officer advisory - The proposal includes a single-storey rear extension, loft conversion with rear dormer and Juliet balconies, front alterations, revised parking and incorporation of additional garden land. The extensions appear reasonable in principle, particularly as the adjoining property

at No. 94 already has a substantial rear dormer. The proposed green roof and solar tiles are welcome. However, the rear dormer is large and the impact on neighbouring privacy and daylight should be considered. Clarification is also needed regarding the lawful use of the newly acquired garden land and whether the proposed parking spaces meet current Essex guidance.

10. ✋ **EPF/2136/26 - 21, Tomswood Road, Chigwell, IG7 5QP**

Proposed front and side extensions and part single-storey, part two-storey rear extension, to include loft conversion and internal reconfiguration (revised scheme to EPF/1140/25).

To Note: Officer Report (**APPENDIX 3**)

Planning History:

EPF/1140/25
Proposed front and side extensions to include loft conversion and internal reconfiguration - **APPROVED WITH CONDITIONS**

EPF/0409/25
Alteration to the roof, front and side elevations - **REFUSED (PLANNING OFFICER REPORT APPENDIX 4)**

EPF/2247/24
Proposed front and side extensions to include loft conversion and internal reconfiguration. - **REFUSED (PLANNING OFFICER REPORT APPENDIX 5)**

EPF/0559/24
Double storey extension to a existing bungalow along with Loft conversion and front dormer and alterations to front façade. **REFUSED (PLANNING OFFICER REPORT APPENDIX 6)**

EPF/2021/23
Demolition of an existing Bungalow and construction of a new two storey dwelling house with a loft conversion. **REFUSED (PLANNING OFFICER REPORT APPENDIX 7)**

11. ✋ **EPF/2143/26 - 5, Parkland Close, Chigwell, IG7 6LL**

Proposed two storey rear and side extension. Proposed new roof over garage to the front

To Note:

Officer advisory - The application proposes a two-storey rear and side extension and a new roof over the front garage. A larger scheme was approved under EPF/1639/25, despite the Parish Council's objection on grounds of overdevelopment and harm to the character of the property and surrounding area. The revised proposal reduces the width and height of the rear extensions, with a roof design intended to complement the existing building. The front appearance would remain largely unchanged, and the property benefits from a generous garden and established screening.

The amendments appear to address some of the Parish Council's earlier concerns about excessive bulk and scale. The impact on neighbouring privacy and outlook, particularly from the proposed Juliet balcony, should nevertheless be considered.

Planning History:

EPF/2556/25
Non-Material Amendment to EPF/1639/25 (Proposed two storey rear and side extension with new double gable pitched roof to the rear. Proposed new roof over garage to the front) - APPROVED

EPF/1639/25
Proposed two storey rear and side extension with new double gable pitched roof to the rear. Proposed new roof over garage to the front - **APPROVED WITH CONDITIONS**

To **CONSIDER** the following applications for works to trees subject to Tree Preservation Orders.

12. 🖐 **EPF/2013/26 - 77, Manor Road, Chigwell, IG7 5PH**

TPO/EPF/10/74 (Ref: A1)

T1: Oak - Fell and replace, as specified.

NB: The permitted specification of works is detailed in the conditions below.

To **NOTE** and **COMMENT** if appropriate, the following Approval of Details Reserved by a Condition.

13. 🖐 **EPF/2066/26 - St Winifreds Close, Chigwell, IG7 5PU**

Approval of Details Reserved by Condition 19 Habitat Management and Monitoring Plan and BNG of EPF/2578/25 (Erection of one-storey upward extensions to both residential blocks to provide 5no. 2 bed units and part-retrospective permission for associated parking).

14. 🖐 **EPF/2093/26 - Chigwell Primary Academy, Mandir Lane, Chigwell, IG7 6ED**

Approval of Details Reserved by Conditions 4 Bat Strategy and 7 Construction Method Statement of EPF/1681/19 (Construction of new Chigwell Primary Academy School, followed by demolition of existing buildings and creation of new playing field and playground, together with residential development comprising 59 number dwellings, together with car parking, garden spaces, vehicular access from High Road (A113), external landscaping and associated development).

To Note; Green Belt, **Officer report (APPENDIX 8)**

15. 🖐 **EPF/2140/26 - 29, Chigwell Rise, Chigwell, IG7 6AQ**

Approval of Details Reserved by Condition 4 Surface Water Drainage of EPF/0783/26 (Part single and part double storey rear and front extension, single storey side extension and loft conversion including raising roof ridge).

To **NOTE** and **COMMENT** if appropriate, the following EIA Screening Opinion.

16. ✋ **EPF/2116/26 - Luxborough Lane, Chigwell**

EIA Screening Opinion

To Note: **Officer report (APPENDIX 9)**

17. To **NOTE** and **COMMENT** if appropriate, the following Lawful Development Applications.

18. ✋ **EPF/1701/26 - 18, Manor Road, Chigwell, IG7 5PD**

Certificate of Lawful Development proposed outbuilding.

APPEALS

To NOTE the following Householder Appeals. These appeals follow a fast-track process where interested parties and statutory consultees cannot make fresh representations after the appeal has started.

The Planning Inspector will make the decision using the existing file, including the Council's original comments and the local planning authority's decision.

19. **EPF/1347/26 - AP-13753 - 174 Manor Road, Chigwell, IG7 5PZ - Appeal ref: 6019013**

Demolition of an existing two storey dwelling and construction of a replacement self-build new dwelling.

20. **EPF/1315/26 - AP-13741 - Westside, Grove Lane, Chigwell, IG7 6JD - Appeal ref: 6018651**

Front, rear and side extension to existing detached dwelling.

To consider and **AGREE** the Council's response/further action to the following Planning Appeal with Written Representations.

21. ✋ **EPF/0643/26 - AP-13743 - Land Between 26 And 33, Maypole Drive, Chigwell, IG7 6DE - Appeal ref: 6018775**

Proposed conversion of existing double garage structure and private parking area into a sustainable self-contained 1 person studio flat with amenity area and 1no. parking space including electric charging.

Written Representations due by: 17 December

To **CONSIDER** whether Chigwell Parish Council delegates authority to officers to submit representations to the Planning Inspectorate by 19 November 2026 supporting the Local Planning Authority's decision and requesting that the appeal is dismissed.

22. To **NOTE** the Council's response to the following Planning Appeals with Written Representation following the delegation of authority to officers to respond **(APPENDIX 10)**

i. EPF/0636/26 - AP-13727 - 247, Fencepiece Road, Chigwell, IG7 5DX - Appeal ref: 6017239

Demolition of 6 existing garages and 1 existing dwelling at 247 Fencepiece Road, and replacement with 8 dwellings together with parking, landscaping and all associated works.

Ii. EPF/0673/26 - AP-13734 - Land And Garages On The North Side Of, Shrublands Close, Chigwell, IG7 5EA - 6017246

Demolition of existing garage structures and the construction of 6 new residential dwellings, together with associated landscaping, vehicular and cycle parking, private amenity spaces, refuse/ recycling facilities, and all other associated site works.

23. **APPEALS DECIDED**

No Chigwell appeals decided in the weekly lists ending 6 and 13 November 2026.

24. **ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE OR ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING**

25. **DATE OF THE NEXT MEETING**

Proposed as Thursday 10 December 2026 at 6.30pm

Suggested wording when appropriate

The Council **OBJECTS** to applications which may result in inappropriate development in Green Belt whether with or without special circumstances. The Council, therefore, **OBJECTS** to this application. If, however, all relevant Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive this objection

The Council **OBJECTS** to applications which may result in inappropriate treatment of a listed building. The Council, therefore, **OBJECTS** to this application. If, however, all relevant Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive this objection

The Council **OBJECTS** to applications which may result in inappropriate treatment or felling of a protected tree. The Council, therefore, **OBJECTS** to this application. If, however, all relevant Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive this objection

The Council **OBJECTS** to new development that may not adequately comply with Policy DM9 iii (sustainable design and construction), DM19 (sustainable water) and/or DM20 (the incorporation of low carbon and renewable energy measures) and/or fail to make sufficient contribution to meeting the EFDC objective of net zero by 2030 or 2050. The Council, therefore, **OBJECTS** to this

application. If however the sustainability checklist is revised to show in excess of 60% of the 40 possible mitigation measures in the sustainability checklist fall into the amber or green selections (Net Zero by 2050/20230) and fulfilling these is made a condition of planning being granted, then the council is willing to waive this objection

The Council expects householder applications to demonstrate they adequately comply with Policy DM9 iii (sustainable design and construction), DM19 (sustainable water) and/or DM20 (the incorporation of low carbon and renewable energy measures) and make sufficient contribution to meeting the EFDC objective of net zero by 2030 or 2050. The Council, therefore, **OBJECTS** to this application. If however a householder sustainability checklist is submitted to show 10 (ten) or more of the possible 19 (nineteen) sustainable design principles and building elements are being adopted and fulfilling these is made a condition of planning being granted, then the council is willing to waive this objection

The Council asks that implementing the mitigation measures detailed in the sustainability submission is made a condition of planning being granted

Notes on Declarations of Interest

Members with a disclosable pecuniary interest in an item should withdraw from the room while that item is being considered. Members should also leave the room if their continued presence is not compatible with the Council's Code of Conduct or the Seven Principles of Public Life.

The disclosure must include the nature of the interest. If you become aware during meeting of an interest that has not been disclosed under this item you must immediately disclose it. You may remain in the meeting and take part fully in discussion and voting unless the interest is prejudicial.

A personal interest is prejudicial if a member of the public with knowledge of the relevant facts would reasonably regard is as so significant that it is likely to prejudice your judgement of the public interest and it relates to a financial or regulatory matter.

It is not always practical or possible to offer detailed advice during the meeting on whether or not a personal interest should be declared, or whether a personal interest should be regarded as a Disclosable Pecuniary Interest. Members are advised to seek the advice of the Monitoring Officer well before the meeting if needed.

✋ **Indicates Councillors are expected to make a decision (within the remit of the committee)**